

**Amendments to the Leesburg Zoning Ordinance
Following the February 25, 2003 Adoption**

ORDINANCE No.	ADOPTION DATE	SECTION NUMBERS	PURPOSE
2003-0-5	May 13, 2003	Article 13	Amend Flood Protection District
2003-0-6	May 13, 2003	Article 14	Add the Creek Valley Buffer District
2003-0-8	May 13, 2003	12.8.3	Modify screening & buffer yard requirements
2003-0-14	September 9, 2003	12.8.5	Amend screening & buffering requirements for special exceptions
2004-0-05	May 25, 2004	7.5.3	Expand Historic District – Paxton property
2004-0-08	August 10, 2004	3.4.16	Termination of Special Exception use
		5.4.2, 5.5.2, 5.7.2	Add Extended Family Residence use
		9.3.8.1	Add Extended Family Residence use standards
		18.1.56.1	Add Extended Family Residence definition
		6.4.3	B-2 District F.A.R. standards modification
		8.3.2	PRC District lot size clarification
		8.4.5	Delete commercial use timing requirement in PRN District
		8.4.8	Add open space requirement for “Infill” PRN
		9.3.13	Revise Neighborhood Retail Convenience Center standards
		11.3	Modify number of parking spaces required for multi-family & day care uses
		11.4.3	Prohibit Payments-In-Lieu option for residential uses in the H-1 District
		12.8.2.G	Clarify buffer yards adjacent to certain streets
		12.4.1	Permit street trees in public rights-of-way
		12.4.4	Revise permitted locations of street trees
		12.4.5	Add planting standards for trees in rights-of-way, including street pit detail, setback detail and modification/waiver provision
2004-0-11	November 23, 2004	6.4.2	Add temporary commuter parking lot to B-2 District as a special exception use
		9.3.23.1	Add use standards for temporary commuter parking lot
		18.1.31	Modify commuter parking lot definition
		18.1.175.1	Add temporary commuter parking lot definition
2005-0-14	September 13, 2005	7.9	Add section to enable Zoning Administrator to enforce noise standards for certain stationary noise sources
2006-0-5	March 28, 2006	7.5.6	Expand administrative authority of preservation planner to include certain signs
		15.11.1	Modify permit authority to show new preservation planner authority
		15.11.4	Add “area” to BAR review authority
2006-O-18	September 26, 2006	3.16	Add Town Plan Amendment process
2006-O-19	September 26, 2006	6.4.3	Amend Density/Intensity Standards in the B-2 Established Corridor Commercial Dist.

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2006-O-20	October 11, 2006	2.3.3	Amend members, composition and terms of the Board of Architectural Review
2006-O-21	October 11, 2006	3.1.2	Amend filing fees
2006-O-22	October 11, 2006	3.1.9.A.3.C	Amend written notice requirements for cases involving more than 25 tax map parcels
2006-O-23	October 11, 2006	3.3.6.D	Amend Concept Plan submittal requirements for Zoning Map Amendments (Rezoning)
		3.4.6.E	Amend special exception plat submittal requirements
2006-O-24	October 11, 2006	3.3.6.E	Amend Traffic Impact Analysis requirements for Zoning Map Amendment (Rezoning) applications
		3.4.6.F	Amend Traffic Impact Analysis requirements for Special Exception applications
2006-O-25	October 11, 2006	3.3.6.K	Add archeological/historic information requirement to Zoning Map Amendment (Rezoning) submittal requirements
2006-O-26	October 11, 2006	3.4.5	Amend review and approval procedures for concurrent review of Special Exceptions with Zoning Map Amendments (Rezoning)
2006-O-27	October 11, 2006	3.12	Amend Commission Permit (public project review) review and approval procedures
2006-O-28	October 11, 2006	3.15	Add appeals of proffer interpretations to Review and Approval Procedures
2006-O-29	October 11, 2006	5.1.1	Amend the description of R-E Single-Family Residential Estate District
2006-O-30	October 11, 2006	5.4.1	Amend the description of R-4 Single-Family Residential District
2006-O-31	October 11, 2006	5.6.1	Amend the description of R-HD Historic Residential District
2006-O-32	October 11, 2006	5.7.1	Amend description of R-8 Medium Density Residential District
2006-O-33	October 11, 2006	5.9.1	Amend description of R-22 Multi-Family Residential District
2006-O-34	October 11, 2006	6.1.1	Amend description of O-1 General Office District
2006-O-35	October 11, 2006	6.2	Delete the O-2 Office Park District
2006-O-36	October 11, 2006	6.3.1	Amend the description of B-1 Community (Downtown) Business District
2006-O-37	October 11, 2006	6.3.3	Amend B-1 Community (Downtown) Business District Density/Intensity and Dimensional Standards
2006-O-38	October 11, 2006	6.5.1	Amend the description of B-3, Community Retail/Commercial District
2006-O-39	October 11, 2006	6.6.1	Amend the description of B-4, Mixed-Use Business District
2006-O-40	October 11, 2006	6.8	Delete I-2, Industrial/Warehouse/Office District
2006-O-41	October 11, 2006	6.9	Delete M-1, Basic Industry District
2006-O-42	October 11, 2006	7.5.2	Amend Applicability in the H-1, Old and Historic District
2006-O-43	October 11, 2006	7.5.10	Amend Designation of Historic Districts and Landmarks

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2006-O-44	October 11, 2006	7.6.3	Amend Applicability within the H-2, Historic Corridor Architectural Control Overlay District
2006-O-45	October 11, 2006	8.2.1.B	Amend submittal requirements in the Planned Development District
2006-O-46	October 11, 2006	8.2.2.D	Amend PD, Planned Development District rezoning plan submittal requirements
2006-O-47	October 11, 2006	8.2.2.F.3	Add rezoning plan approval criteria in the PD, Planned Development Districts
2006-O-48	October 11, 2006	9.2	Amend Use Regulations Table
2006-O-49	October 11, 2006	9.3.21	Amend Service Station Use Standards
2006-O-50	October 11, 2006	9.3.23	Amend Telecommunications Facilities Use Standards
2006-O-51	October 11, 2006	10.4.5.C.5	Amend decks and patios setbacks
2006-O-52	October 11, 2006	10.4.5.C.9	Amend swimming pool setbacks
2006-O-53	October 11, 2006	10.4.5.E	Amend Additional Setbacks from Certain Streets
2006-O-54	October 11, 2006	11.3	Amend Number of Parking Spaces Required for Postal Service
2006-O-55	October 11, 2006	11.5.2	Amend Trucks Parked in Residential Areas
2006-O-56	October 11, 2006	11.6.1.D	Amend pavement requirements
		11.6.1.F	Amend Sidewalk and Pedestrian Facilities
2006-O-57	October 11, 2006	11.6.1.K	Add Front Yard Parking Areas to Parking and Loading Area Design Standards
2006-O-58	October 11, 2006	11.10	Amend Alternative Loading Provisions
2006-O-59	October 11, 2006	12.2.3.A	Amend Scale of landscape plans
2006-O-60	October 11, 2006	12.4.1	Amend Applicability of Street Trees
2006-O-61	October 11, 2006	12.8.4	Amend Buffer and Screening Land Use Categories to add Child Care Center
2006-O-62	October 11, 2006	12.9.4	Amend Diversity in Plant Material Specifications
2006-O-63	October 11, 2006	12.11	Amend Outdoor Lighting regulations
2006-O-64	October 11, 2006	18.1.30	Amend Cluster Development definition
		18.1.103	Amend Multi-Family Dwelling definition
		18.1.146	Amend Public Utility, Minor definition
		18.1.175	Amend telecommunications Use and/or Structures definition
		18.1.188	Amend Warehouse definition
2006-O-65	October 11, 2006	18.1.79.A	Add definition Industrial, Flex
		18.1.95.A	Add definition Mailing Services
		18.1.138.A	Add definition United States Postal Service
2007-O-04	January 23, 2007	9.4.4	Add Emergency Shelter use
		18.1.56.05	Add definition Emergency Shelter
2007-O-12	April 24, 2007	18.1.175.1	Amend definition Temporary Commuter Parking Lot
2007-O-18	October 1, 2007	2.5.1.D	Clarify Zoning Administrator's authority re occupancy permits

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		3.10.12	Increase BAR permit duration
		3.10.13	Procedure for change of plans after BAR approval
		3.11.14	Expand administrative approval in H-2 District
		5.7.2	Remove child care center from R-8 District
		6.1.3, 6.6.3	Delete minimum district size from O-1 & B-4 District
		6.5.2, 6.6.2	Make child care center by right in B-3 & B-4 District
		6.1.2, 6.4.2, 6.5.2, 6.6.2, 7.2.2	Add college and university use to O-1, B-2, B-3, B-4 & MC Districts
		6.1.3, 6.4.3, 6.7.3	Eliminate FAR in O-1, B-2 & I-1 Districts
		7.5.6.C,D	Expand administrative approval of Historic District Permits
		8.3.5.D	Amend floor area ratio calculation in the PD Districts
		8.3.5.E	Add new section on maximum floor area ratio
		9.2	Amend Use Regulations Table
		9.3.4.1	Permit child care center by right with conditions
		9.4.3.C,D,E	Revise home occupations list & add use limitations for mobile pet grooming
		10.2	Amend Nonresidential Zoning Districts Table
		10.4.10	Amend section on floor area ratio and delete section 10.4.10.B on calculation
		11.8	Revise width calculation for stacking spaces
		11.8.3	Revise required number of stacking spaces for drive-up windows
		2.9.6	Amend tree list
		15.7.2	Amend window sign sizes
		15.6.1	Amend requirements for temporary signs
		17.2.2.A	Increase number of civil violations
		17.2.2.B	Increase penalties for civil violations
		17.2.2.D	Increase total fines for civil violations
		17.3.2.A-D	Revise procedure for issuance and appeal of civil violations
		17.3.3	Delete redundant section regarding home occupation revocation
		18.1.64	Amend definition for floor area ratio
		18.1.85A	Add definition for landscape contractor
		18.1.164A	Add definition for site plan waiver
		Various Sections	Amend nomenclature to be consistent with terms in the Subdivision and Land Development Regulations – 41 Sections
2008-O-09	April 22, 2008	Various Sections	Amend Review and Approval procedures, Planned Development Districts, Use Regulations, Sign Regulations, and Enforcement & Penalties
2008-O-10	April 22, 2008	3.18	Interim Waivers
2008-O-19	July 8, 2008	Various Sections	Board of Architectural Review Time Limits
2008-O-20	August 12, 2008	2.6.1	Clarify Land Development Official
		Various Sections	Amend Directors Planning, Zoning and Development, Plan Review, Engineering and Public Works

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2009-O-01	January 13, 2009	6.3.3	Increase building height in areas of B-1 District
2009-O-05	April 28, 2009	Article 14	Amendments contribute to the public necessity, convenience, general welfare and good zoning practice
2009-O-06	May 27, 2009	3.3.4	Add sketch plan requirement for rezoning pre-application conferences
		3.3.6.A-F,I-L	Amend rezoning submittal requirements
		3.4.3	Add sketch plan requirement for special exception pre-application conferences
2009-O-06	May 27, 2009	3.4.6.A-E	Amend special exception submittal requirements
		6.5.2	Add convenience food store to B-3 District
		6.6.2-3	Amend FAR maximum, height limit, personal services and indoor theatre use in B-4 District
		8.3.7.C.2	Amend requirements of landscaping in all planned developments
		8.6.3	Amend personal services use in PEC District
		8.6.7	Delete floor area ratio requirements in PEC District
		8.6.8	Delete open space requirement in PEC District
		9.2	Add uses to Use Regulations Table
		10.2	Delete FAR maximum and 5-story height limit in B-4 District
		10.3.1.B	Amend existing structure exception for cluster subdivisions
		10.4.5.F	Increase setback adjacent to residential use in O-1, MC, B-2, B-3, B-4 & I-1 Districts
		11.3	Revise number of parking spaces required
		11.4.5	Reduce shared parking requirements in mixed-use developments
		11.6.5	Amend parking spaces and aisles in parking structures
		11.6.1.D	Clarify parking pavement requirements
		11.9	Add required loading space for banks & offices
		12.2.3	Clarify contents of landscape plan
		12.4.1	Permit street tree planting in front yards
		12.4.3	Revise spacing and number of street trees
		12.6.1	Require interior parking lot landscaping
		12.7.1.A	Clarify recommendations to BAR for modified parking lot requests
		12.8.4.C	Add bank with drive-through to land use list
		12.8.5.A	Clarify recommendations to BAR for modified screening and buffer-yards
		12.8.8.B	Reduce setback of dumpsters
		12.11	Add outdoor lighting exception
		18.1.177.1	Add definition for tents
		5.2.2	Add a dog park use to R-1 District
		6.5.2	Add a dog park use to B-3 District
		9.3.6.1	Establish dog park use standards
		11.3	Establish dog park parking space standard
		18.1.42.1	Establish definition for dog park
2009-O-07	May 27, 2009	3.17	Affordable Dwelling Unit Development
2009-O-10	July 14, 2009	2.3.7	Clarify Powers and Duties
		3.1.8	Add Certificate of Appropriateness
		3.10.1,7.5.5	Clarify Certificate of Appropriateness

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		Various Sections	Amend Historic District Permits for Certificate of Appropriateness
		3.10.7	Board of Architectural Review Time Limits
		4.12, D	Clarify Overlay and Special Purpose
		7.5 H-1	Revise Section Title
		Various Sections	Clarify Overlay, Historic District
2009-O-13	September 9, 2009	6.3.2	Add Veterinary Hospitals in B-1 District
2009-O-20	October 14, 2009	10.3.3	Add Section Traditional Design Option
2009-O-21	October 29, 2009	6.7 I-1	Add I-1 Transitional Land Use
		18.1.10A	Define Arts Center
2009-O-22	November 10, 2009	Articles 12 and 18	Tree Amendments
2010-O-001	January 12, 2010	3.10.12	Permit administrative extensions of Certificate of Appropriateness validity
		3.10.14.B.	Amending the appeal standard for appeals of BAR decisions to Town Council
		3.11.15.B.	Amending the appeal standard for appeals of BAR decisions to Town Council
2010-O-002	January 26, 2010	Article 15	Permit A-frame/sandwich board signs in commercial districts
2010-O-003	January 26, 2010	Articles 6 & 9	Permit recreational facilities in I-1 District existing buildings
2010-O-004	January 26, 2010	Articles 9, 17 & 18	Enhance effectiveness of residential excessive occupancy regulations
2010-O-018	August 10, 2010	Articles 5 and 9	Permit single-family attached (townhouse) dwelling units in the R-22 Multi-Family Residential District
2010-O-020	September 28, 2010	Articles 6, 9 & 18	Permitting Cattery in the B-2, B-3 and I-1 Districts by right.
2010-O-027	December 14, 2010	Articles 3, 7 & 15	Sign Regulation Amendments
2011-O-001	February 8, 2011	Articles 13 & 18	Flood Protection Amendments
2011-O-010	April 26, 2011	Articles 3, 5, 6, 7, 9, 10, 11 & 18	2010 Batch Amendments
2011-O-012	May 24, 2011	Articles 6 & 10	B-1 Increased Height to 65 feet
2011-O-017	July 12, 2011	Articles 6, 9 and 18	Adding Crematorium as an Accessory use to a Funeral Home
2011-O-018	September 13, 2011	Articles 9 & 18	Adding "Fair" as a permitted temporary use in the R-1 District
2012-O-004	February 14, 2012	Articles 3, 6, 7, 9, 10, 11, 12, 13 & 18	2011 Batch Amendment
2012-O-011	April 10, 2012	Articles 5 and 9	Extended Family Residence by-right

ORDINANCE No.	ADOPTION DATE	SECTION NUMBERS	PURPOSE
2012-O-012	April 10, 2012	Article 9	Permitting Dance Lessons as a permitted Home Occupation
2012-O-019	November 1, 2012	Article 15	To establish sign regulations for Vehicle Sales Dealerships
2012-O-020	December 11, 2012	Articles 3, 6, 7, 9, 12, 15, 17 & 18	2012 Batch Amendment
2013-O-002	January 8, 2013	Articles 7, 9, 11 & 18	Crescent Design District
2013-O-010	April 23, 2013	Articles 9 & 18	Revising the definition and uses permissible as part of a Neighborhood Retail Convenience Center
2013-O-015	September 24, 2013	Articles 6, 9 & 18	To update definitions and regulations related to Family Day Homes and Child Care Centers
2014-O-002	January 14, 2014	Articles 6, 9 & 13	(A) To permit Microbrewery as a permitted use in the B-1, B-2, B-3 and B-4 Zoning Districts. (B) To eliminate the requirement for special exception approval for utilities, public facilities and improvements in the floodplain.
2014-O-008	March 25, 2014	Article 10	To permit a reduction of the setback for HVAC Equipment
2015-O-004	February 10, 2015	Articles 3, 6, 8, 9, 10, 11, 12, 13, 15 & 18	2014 Batch Amendment